

The Guardian

PROPERTY GUIDE

MODERN ESTATE LIVING

Turn to page 2

GRAEME HAYES
REAL ESTATE

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The Guardian
PROPERTY GUIDE





MODERN ESTATE LIVING

THIS new three-bedroom home at 12 Heirloom Way, Swan Hill, in the developing Heirloom Estate was designed for comfortable modern living.

Featuring a seven-star energy rating, a practical floorplan and quality fixtures and finishes throughout, the home can deliver efficiency and low ongoing maintenance.

Set on 350sqm, space is maximised to accommodate everyday needs with room to spread out, with the reserve across the road and nearby Swan Hill racecourse providing outdoor spaces.

At the heart of the home, the wide open-plan kitchen, living and dining space enjoys a wall of windows for ample natural lighting.

The functional kitchen has Caesarstone benchtops, electric cooking, a Westinghouse dishwasher, dual-tub sink, and two-door pantry.

The space is complemented by a multi-purpose room that can serve as a playroom, office, spare bedroom or second lounge.

The primary suite includes a walk-through wardrobe with two walls of hanging space and a full ensuite.

The other two bedrooms have built-in wardrobes and bracket the main bedroom, which includes a separate bath and shower.

The powder room sits across the hall, along with the full-size laundry fitted with cabinetry.

Each of the bedrooms is laid with plush carpet and serviced by the multi-head split system heating and cooling.

For optimised power efficiency, the home features double-glazed windows and LED downlights throughout.

The backyard is securely enclosed and private, with a lawn and access down either side of the home.



The tidy patio and lawn allow enough space to enjoy a morning coffee and peaceful rural evenings under the stars, and for small pets to stretch their legs.

A two-door remote-controlled garage has both internal and rear pedestrian access. Located within a thriving new community, the estate offers convenient access to schools,

future childcare facilities, parklands and open green spaces, creating an attractive environment for both owner-occupiers and tenants alike.

HOME ESSENTIALS

Address: 12 Heirloom Way, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$650,000 **Inspect:** 5-5.30pm Friday, 7 August
Contact: Sandy Deviny, 0400 028 274, Michael Klomp, 0419 203 908, GRAEME HAYES



70 Rutherford St SWAN HILL

3 2 2

COMFORT, SPACE & CONVENIENCE IN A GREAT LOCATION

A home offering the perfect combination of comfort, space and convenience. Whether you're looking to expand your investment portfolio or secure a quality home for the future, this property is sure to impress.

- Three spacious bedrooms with built-in robes
- Renovated open-plan kitchen and living area
- Central bathroom with separate shower and bath
- Cosy fireplace
- Large backyard with shed and plenty of space
- Currently leased at \$375 per week

For Sale: \$410,000
Inspect By Appointment

Michael Klomp
0419 203 908



74 Louttits Lane KORALEIGH

4 1 2

AFFORDABLE ACREAGE WITH GENUINE POTENTIAL

Set on approximately 26 acres, this affordable rural lifestyle property presents an excellent opportunity for those seeking space and the chance to create something special.

- 6ML Stock & Domestic water entitlement
- Three bedrooms plus fourth sleep-out style bedroom
- Split system air conditioning and wood heater
- Open-plan kitchen, dining and living area
- Plenty of scope to renovate and add value
- Peaceful rural setting just a short drive from Swan Hill

For Sale: \$280,000
Inspect By Appointment

Michael Klomp
0419 203 908



3 Storer Crt SWAN HILL

3 1 1

AFFORDABLE INVESTMENT OPPORTUNITY IN A COURT LOCATION

Positioned in an established court location, this affordable three-bedroom home presents an outstanding opportunity for investors looking to expand their rental portfolio.

- Three-bedroom home
- Currently tenanted at \$300 per week
- Split system heating and cooling
- Evaporative cooling
- Spacious, fully fenced rear yard
- Large powered shed with concrete floor

For Sale: \$290,000 - \$310,000
Inspect By Appointment

Michael Klomp
0419 203 908



36 Boys St SWAN HILL

3 1 2

UPDATED & MOVE-IN READY IN A QUIET, QUALITY LOCATION

Positioned in a well-established pocket of Swan Hill, is an excellent opportunity to secure a move-in ready home with quality updates already completed, this location offers a quiet, stable neighborhood with enduring appeal.

- Renovated Kitchen
- Practical, family friendly floorplan
- Light-filled interiors providing comfort and everyday ease
- Well-presented and move in ready
- Generous yard space with room for entertaining
- Ample off-street parking

For Sale: \$475,000
Inspect By Appointment

Michael Klomp
0419 203 908

A peaceful country retreat, a hobby farm opportunity or simply more space to enjoy life, this exceptional acreage property offers endless possibilities in a picturesque setting.



Tower Hill

SWAN HILL

STAGE 15

You'll love life at Tower Hill

Stage 15 release - Now with titles!

For more information visit
website or scan QR code

Stage 15		
433	630	\$184,000
434	604	\$185,000
435	600	\$186,500
436	769	\$194,000
437	769	\$194,000
438	607	SOLD
439	756	\$196,000
440	710	\$191,000
441	736	\$194,000
442	871	\$189,000
443	872	SOLD
444	714	\$192,000
445	546	\$183,500
446	602	\$185,000
447	682	\$185,000
448	706	\$196,000
449	673	\$194,000
450	673	\$196,000
451	706	\$199,000
452	682	\$185,000
453	682	\$185,000
454	770	\$199,000
455	715	\$192,000
456	797	SOLD
457	833	SOLD

STAGE 15

STAGE 14

Public open space

Sandwood Avenue

Myrtle Drive

Boree Drive

Stringybark Drive

Tallack Drive

Teatree Drive

Cassia Way

433 630 \$184,000

434 604 \$185,000

435 600 \$186,500

436 769 \$194,000

437 769 \$194,000

438 607 SOLD

439 756 \$196,000

440 710 \$191,000

441 736 \$194,000

442 871 \$189,000

443 872 SOLD

444 714 \$192,000

445 546 \$183,500

446 602 \$185,000

447 682 \$185,000

448 706 \$196,000

449 673 \$194,000

450 673 \$196,000

451 706 \$199,000

452 682 \$185,000

453 682 \$185,000

454 770 \$199,000

455 715 \$192,000

456 797 SOLD

457 833 SOLD

426 670 \$184,000

427 670 \$184,000

428 670 \$184,000

429 670 \$184,000

430 670 \$184,000

431 670 \$184,000

432 670 \$184,000

433 630 \$184,000

434 604 \$185,000

435 600 \$186,500

436 769 \$194,000

437 769 \$194,000

438 607 SOLD

439 756 \$196,000

440 710 \$191,000

441 736 \$194,000

442 871 \$189,000

443 872 SOLD

444 714 \$192,000

445 546 \$183,500

446 602 \$185,000

447 682 \$185,000

448 706 \$196,000

449 673 \$194,000

450 673 \$196,000

451 706 \$199,000

452 682 \$185,000

453 682 \$185,000

454 770 \$199,000

455 715 \$192,000

456 797 SOLD

457 833 SOLD

towerhill.swanhill.vic.gov.au

12965/163-MR25-26



Address: 18 Roma Drive, Swan Hill **Price:** \$164,750
Description: 580m2 land **Inspect:** By appointment
Contact: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821 RAY WHITE



**NEW
LISTING**

FAMILY HOME - ABSOLUTELY IT IS!

62 Pritchard Street, Swan Hill



From the moment you walk into this inviting 3 bedroom home you will feel warm and welcome. So much to enjoy with open plan living, modern kitchen and outside a huge decking entertainment area, plus a large shed with double roller doors. Perfect family location close to schools, pre-school, park and the popular Logan Street Shop.

\$548,000

**NEW
LISTING**

QUALITY PLUS SURPRISES

44 Pye Street, Swan Hill



Everything about this four bedroom (plus study) home lends itself to total comfort and enjoyment. The current owners are fastidious when it comes to looking after their home - and it shows. The outdoor living area is fantastic and the yard is definitely family size. If you are a serious home buyer this is the one. Nothing to do except move in and enjoy.

\$588,000



RayWhite

JUST LISTED

20 Church Road, Nyah

A peaceful country retreat with all the right extras, 20 Church Road offers the lifestyle so many buyers are searching for. Set in a quiet location just moments from the Murray River, this inviting three bedroom home combines modern comforts with relaxed rural charm. Enjoy an updated bathroom, wood fire with ducted heating, split system cooling and solar, while outside the expansive entertaining deck and impressive shed with potbelly heater create the perfect spaces to unwind. A property where weekends feel like a holiday every day.

Sale
\$465,000

View
Sat-8-Aug-2026
9:00am to 9:30am

3 1 1 1032

Damian Jones
0401 648 175
damian.jones@raywhite.com

We bring the whole team

raywhiteswanhill.com



RayWhite

JUST LISTED

13 Malcolm Street, Nyah

Space, comfort and endless potential come together at 13 Malcolm Street, Nyah. Positioned on a generous allotment, this inviting three bedroom home offers the ideal balance of relaxed country living and everyday practicality. Inside, spacious living areas and two bedrooms with built in robes provide comfort for the whole family, while outside you'll find established irrigated gardens, a large steel garage and plenty of room to grow. Just moments from the Murray River and local amenities, this is an exceptional lifestyle opportunity not to be missed.

Sale
\$389,000

View
Sat-8-Aug-2026
9:45am to 10:15am

3 1 1 678

Damian Jones
0401 648 175
damian.jones@raywhite.com

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RayWhite

JUST LISTED

185 Murlong Street, Swan Hill

Combining timeless appeal with modern comfort, this impeccably presented residence delivers an exceptional lifestyle in one of Swan Hill's most desirable locations. Thoughtfully designed with multiple living zones, three generous bedrooms and two stylish bathrooms, the home effortlessly caters to both relaxed family living and elegant entertaining. A beautifully appointed kitchen, year round climate control, solar panels and a covered alfresco overlooking the low maintenance gardens complete the offering. Positioned within easy walking distance of Swan Hill Primary School.

Sale
\$550,000

View
Sat-8-Aug-2026
10:00am to 10:30am

3 2 2 580

Travis Hall
0448 140 662
travis.hall@raywhite.com

Cameron Smits
0436 001 821
cameron.smits@raywhite.com

We bring the whole team

raywhiteswanhill.com



RayWhite

JUST LISTED

16 Hayes Hill Road, Nyah

Imagine waking each day to the peace and privacy of country living, where space is abundant and life moves at a gentler pace. Set on a generous allotment, 16 Hayes Hill Road offers a warm and welcoming four bedroom home with multiple living areas, established gardens and excellent shedding. Designed for families who value room to grow and entertain, this property combines comfort, practicality and rural charm, all just a short drive from Swan Hill and moments from the Murray River and local township amenities.

Sale
\$459,000

View
Sat-8-Aug-2026
10:30am to 11:00am

4 1 2 1011

Damian Jones
0401 648 175
damian.jones@raywhite.com

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RayWhite

JUST LISTED

23 Everingham Street, Swan Hill

Opportunities in this tightly held, blue chip location are few and far between. This solid, well maintained four bedroom, two bathroom home offers the perfect blend of comfort, potential and position. Move straight in and enjoy, or unlock its full potential with a modern renovation to create your dream home. Featuring spacious living areas, a practical layout, an easy care yard and a versatile shed, this is an outstanding opportunity for families, investors or renovators looking to secure a quality property in an exceptional central location.

Sale
\$575,000

View
Sat-8-Aug-2026
11:00am to 11:30am

4 2 1 674

Travis Hall
0448 140 662
travis.hall@raywhite.com

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raywhiteswanhill.com



RayWhite

JUST LISTED

3 Gordon Court, Swan Hill

Behind its welcoming street presence lies a home that's ready to be enjoyed from day one. Positioned in a peaceful court on a generous 721m2 (approx.) allotment, this beautifully presented three bedroom residence combines timeless charm with modern convenience. Polished timber floors, light filled interiors and an inviting outdoor entertaining area create a home that's perfect for everyday living. With a spacious backyard offering endless potential, this is an exceptional opportunity for families, first home buyers, downsizers or investors to secure a quality home in a sought after Swan Hill location.

Sale
\$415,000

View
Sat-8-Aug-2026
12:00pm to 12:30pm

3 1 2 721

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Tracey Smith
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tracey.smith@raywhite.com

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raywhiteswanhill.com



COUNTRY CHARM MEETS MODERN

OLD fashioned country charm meets thoughtful modern updates in the solid brick home at 44 Murray Street, Piangil.

Set on a generous 1200 square-metre allotment, the home offers durability and low maintenance living while retaining the warm, homely feel that makes a house truly inviting.

The beautifully updated kitchen serves as the heart of the home, featuring both contemporary functionality and timeless style.

The refreshed living spaces provide modern comfort while preserving the character and welcoming atmosphere that makes this home special.

The expansive block and sheltered alfresco

offers plenty of room for families, gardening, shedding, entertaining or simply enjoying the peace and space of country living.

This property presents an opportunity to enjoy the best of both worlds. Classic charm and modern convenience for a comfortable family home, a lifestyle change or a solid investment in a friendly rural community.



HOME ESSENTIALS

Address: 44 Murray Street, Piangil **Price:** \$450,000

Description: 3 bedrooms, 1 bathrooms, 2 garage **Inspect:** By appointment

Contact: Damian Jones, 0401 648 175, RAY WHITE

STYLISH LIVING, PARKSIDE VIEWS

THE home at 37 Parkside Avenue, Swan Hill, offers a sense of space and thoughtful design, captured in the soaring entryway and a handcrafted timber and stainless-steel staircase.

The kitchen is designed for both everyday living and entertaining, with solid concrete benchtops, sleek glass splash backs, and quality appliances throughout.

The meals area flows into a large living space with three-metre ceilings and a concrete feature wall inlaid with coins for an unexpected design touch that adds character and warmth.

Enjoy movie nights at home with a built-in Onkyo projector and a large screen that descends from the ceiling at the touch of a button.

The well-appointed laundry offers ample storage and includes a laundry chute from the primary ensuite for added convenience.

The upstairs primary suite has 180-degree views across Stegall Park through floor-to-ceiling double-glazed windows.

The suite includes an ensuite, complete with dual copper vanities and a walk-in shower wrapped in imported floor-to-ceiling tiles.

The other two bedrooms have three-metre ceilings and expansive windows framing the parkland beyond.

The central bathroom blends form and function with dual imported marble vanities, a freestanding bath and a walk-in shower.

Seven reverse-cycle split system air conditioners and ceiling fans throughout ensure year-round comfort.

Step outside to a generous alfresco space



designed for relaxed entertaining.

Automatic blinds provide both shade and privacy as needed.

A converted container houses a custom timber bar with a dedicated outdoor kitchen space, perfect for barbecues.

An oversized double garage with rear lane access provides secure parking and easy access.

HOME ESSENTIALS

Address: 37 Parkside Avenue, Swan Hill **Description:** 3 bedrooms, 2 bathrooms, 2 garage **Price:** \$925,000 **Inspect:** By appointment

Contact: Cameron Smits, 0436 001 821, RAY WHITE





Inspection by appointment: email info@kbprop.com.au

\$11,000,000

SALE

Riverman Orchards
PIANGIL

Multi-generational stronghold in a productive farming parcel, K.B Property Co. is proud to present for sale "Riverman Orchards". Incorporating three main titles; this versatile package lends itself to many farming and business pursuits only limited by your own vision. Riverman Orchards has potential to grow a wide variety of crops by way of irrigation and with its location to main storage and processing facilities a bonus. The property is predominately planted with red and white wine grape varieties totalling just over 129 hectares, this well established and meticulously cared for property is a credit to the current owners.

HOME BLOCK 213 Hayward Rd, **PIANGIL 3597**

- 65.33 Hectare's total with 52 Hectare's planted to wine grapes
- Extensive shedding infrastructure with main packing & machinery shed being an impressive 3,265.9 m2 under roof.
- Cool Storage with 3 totalling 468.4 m2 under roof. (330 Pallet)
- Pump & Filtration system in standalone shed with large irrigation storage dam
- Large 4 Bed 1Bath brick veneer home with carport

MALLEE BLOCK 347 Mallee Highway, **PIANGIL 3597**

- 65.33 Hectare's total with 52 Hectare's planted to wine grapes
- Extensive shedding infrastructure with main packing & machinery shed being an impressive 3,265.9 m2 under roof.
- Cool Storage with 3 totalling 468.4 m2 under roof. (330 Pallet)
- Pump & Filtration system in standalone shed with large irrigation storage dam
- Large 4 Bed 1Bath brick veneer home with carport

LISA'S BLOCK Lot 1\TP217602 Mallee Highway, **PIANGIL 3597**

- 65.33 Hectare's total with 52 Hectare's planted to wine grapes
- Extensive shedding infrastructure with main packing & machinery shed being an impressive 3,265.9 m2 under roof.
- Cool Storage with 3 totalling 468.4 m2 under roof. (330 Pallet)
- Pump & Filtration system in standalone shed with large irrigation storage dam
- Large 4 Bed 1Bath brick veneer home with carport

The property is being offered for sale "as a whole", with full list of Plant & Equipment available on request - sold separately. Each main block can be irrigated individually if needed by way of separate pumps and incorporating water storage systems, with main pump direct from the Murray River. Riverman Orchards represents a rare opportunity to carry on the legacy as a well-established Vineyard or totally transform this property, the fertile soil types and significant infrastructure lends itself to many cropping opportunities.



SALE

3 Bed | 1.5 Bath | 4 Car
**44 McAlpine Lane
NYAH**

Former Baptist Church with strong foundations and plenty of scope to complete a renovation within a reasonable budget. Featuring three comfortable bedrooms with large windows and new carpet, the bathroom is adjacent to the caterer's kitchen which of course used to be used for large gatherings. The open lounge area with solid fuel heating has more than enough room for another two bedrooms and could be split up into living/rumpus room, the possibilities with this double brick building on a solid slab are endless. Very secure with formal entry front & back it really must be seen to be appreciated and to understand its potential, set on a half-acre there is also plenty of room to reestablish gardens and grass. As a part of the property comes 5 accommodation rooms and a communal kitchen/ bathroom plus laundry (part of main building) that has been used for workers in the area and could either be sold or kept for a handy revenue stream. Twenty-three solar panels (10kw) with 40kw battery plus an old bus thrown in for good measure, this is a unique and multipurpose property ready and waiting with vacant possession.

\$335,000



OPEN FOR
INSPECTION
Sat 8/8/26
10:30am



SALE

3 Bed | 2 Bath | 2 Car

19 Chisholm St
SWAN HILL

Presenting this lovely family home in arguably one of the best positions in town, three bedroom and two newly renovated bathrooms with a great size yard and terrific lock up brick shed.

Largely original and in fantastic condition the home is ready for new owners to put their own stamp on it, featuring generous size bedrooms all with built-in robes & ensuite to the Master.

The living room is very comfortable and well-lit opening to the tiled dining room and kitchen with plenty of room for preparing meals featuring both gas cooktop and double electric wall oven. There is also a second dining room off the lounge that could transform into a fourth bedroom or study.

Reverse Cycle floor heating and cooling along with ceiling fans in the bedrooms takes care of the climate control, the whole home exudes charm & warmth with the quality of the original build evident throughout.

Entertaining is made easy with the large under cover al-fresco area at the rear of the property (with outdoor toilet) & front deck perfect for relaxing and taking in the tranquillity that is Chisholm St. This is a rare find with the combination of size and layout in the centre of town.

Contact Mick or Cal for more information

\$675,000



OPEN FOR
INSPECTION
Sat 8/8/26
11:15am



SALE

2 Bed | 1 Bath | 1 Car

99 High St
SWAN HILL

Charming two-bedroom cottage with instant appeal from the quaint front porch, and beautiful decorative windows to the fantastic position that's close to everything. Both bedrooms are complete with built in robes, recently replaced carpet, R/C Wall Units and ceiling fans for comfort while the kitchen is fitted with electric cooking facilities, good cupboard and bench space with timber floorboards that also feature throughout the home. The lounge area is complete with reverse cycle split system and gas heating; the laundry also features a second toilet for convenience and there is a sleep out next to the lounge that could also double as a study/office. Outdoors has a lot to offer including a large fully enclosed back yard, your own private undercover veranda and a shed for storage and garden tools. Take advantage of this prime position that has the ability for a second driveway off Gray St., renovate this and capitalise on the value you get when you buy in the right spot.

Contact Mick or Cal for more information

\$448,000



OPEN FOR
INSPECTION
Sat 8/8/26
12:00pm



SALE

2 Bed | 1 Bath | 1 Car

Unit 4, 98 Rutherford St
SWAN HILL

Mirror Image of Unit 1 with the same convenience and low maintenance but with a touch more privacy being at the end of the complex.

Both bedrooms have built in robes with plenty of storage space, large open plan kitchen featuring both over and under head storage, dishwasher, electric stove/oven and is directly adjacent to the comfortable living area.

The separate shower in the spacious bathroom is a plus and standalone toilet gives privacy; and a split system takes care of year-round climate control.

An electric roller door undercover garage completes this neat package and incorporates storage space.

Outside you have a seating area and clothesline with access to the garage from a separate and secure door.

- Carpet Throughout bedrooms and Living
- Tiled Kitchen and Bathroom
- Euro Laundry
- Secure lock up garage and outdoor area

Contact Mick or Cal for more information

\$349,000



SALE

630m2

24 Donnington St
SWAN HILL

Set in a sought-after southern location, this 630m2 Donnington Street Swan Hill block presents a great opportunity to build in an established and well positioned location.

With schools, recreation facilities, and local amenities all within walking distance.

Priced to sell quickly at \$165,000, this is not one to hesitate on.

For formal inspections email info@kbprop.com.au

\$165,000



FAMILY-SIZED LIVING

SET in a sought-after pocket of Swan Hill, just moments from the river precinct, 12 El Alamein Avenue offers substantial space, multiple living zones and outstanding outdoor entertaining.

The backyard is designed for relaxed family living and entertaining, centering a lagoon-shaped saltwater-chlorinated swimming pool, and complemented by an undercover outdoor bar and entertaining area overlooking the pool.

A second outdoor zone connects directly to the house and is fully enclosed with Ziptrak blinds, providing year-round usability.

The ground floor of the home delivers generous proportions and functional living.

The eat-in kitchen was renovated around 2015 and features a wall oven, induction cooktop, dishwasher, coffee nook, and ample storage including a large walk-in pantry plus a second pantry or study nook tucked under the stairs.

The front lounge enjoys LVP flooring and outlooks across the front yard toward the Little Murray River.

Accommodation on the lower level includes

two bedrooms. The main bedroom offers a bay-style window, built-in robes and a ceiling fan, while the second bedroom includes a ceiling fan.

A powder room and older-style laundry are located near the rear entry, while the main downstairs bathroom is original and ready for a full renovation.

Ducted reverse-cycle heating and cooling services the entire ground floor, ensuring year-round comfort.

Upstairs has been thoughtfully improved, and a landing or rumpus area provides additional living space.

The two bedrooms both have walk-in robes with shelving and drawers, split-system heating and cooling, block-out blinds and elevated views toward the river precinct.

The renovated upstairs bathroom is complete with a large walk-in shower, modern vanity, toilet, shaving cabinet and heated towel rail.



HOME ESSENTIALS

Address: 12 El Alamein Avenue, Swan Hill **Price:** \$595,000
Description: 4 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

PANORAMIC VIEWS OF MALLEE LANDSCAPE

JUST out of town but in a world of its own, the red brick facade home at 20 South Street, Tooleybuc, blends indoor comfort with a scenic outdoor lifestyle with views of the Murray River.

The 6499 square-metre allotment offers sprawling grounds to set the scene of an idyllic childhood in a quiet, scenic pocket of the Mallee.

The two-storey home allows for comfortable everyday living where the family can spread out, and have the space to entertain in style.

Entering into the heart of the home, the central kitchen and dining allows for connected family living.

The kitchen makes the most of the space with ample bench space, a corner pantry and plenty of storage, as well as electric appliances.

The living room sits just beyond the kitchen with a serving window between the two rooms, with views of the expansive front lawn and a toasty wood fire.

Upstairs the rumpus room enjoys access to a balcony with panoramic views of the iconic Mallee bush and the Murray River, ideal for quiet evenings, lazy weekend breakfasts or teenage hangouts.

The bedrooms are all on the ground floor, with the primary suite situated with prime views at the front of the home.

The huge undercover outdoor entertaining area is perfect for gatherings and is a real feature of this home, surrounded by lawns with established gardens and extending into a tidy firepit for cooler evenings.



There's plenty of space for kids and pets to run around, to expand further or to develop a thriving kitchen garden or orchard.

The backyard is also fitted with two sheds which could be used for storage, a hobby space or workshop.

It's within close proximity to the Tooleybuc township and its P-12 school, cafes, pub and sporting club.

HOME ESSENTIALS

Address: 20 South Street, Tooleybuc **Description:** 4 bedrooms, 2 bathrooms, 2 garage **Price:** \$790,000 - \$850,000 **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



RURAL FARMLET WITH MODERN EFFICIENCY

THIS well-positioned rural retreat at 70 Eagle Lane, Koraleigh, offers a balance of peaceful country living and modern convenience.

The well-kept two-bedroom cottage is set on 12.14 hectares (30 acres) of flat, usable land, with three megalitres of stock and domestic water, 42 panels of solar power, three rainwater tanks and more.

Full of character, the home has polished original floorboards, ducted cooling and cosy wood heating.

Recent upgrades include full rewiring and replumbing, ensuring reliability for years to come.

A large carport, decking and two bathrooms add to the comfort and practicality.

There is also a large powered shed and the property includes a tractor and ride-on

mower.

On a quiet, sealed road just 10 minutes from Tooleybuc and 30 minutes to Swan Hill, this convenient, productive property is suited to those retiring to the country, seeking a sustainable lifestyle, or looking for some space to breathe.

Note: The current crop is owned and managed by a neighbouring landholder, who holds full harvest rights for the present season.

There is no formal lease or agreement in place, and no ongoing rights or obligations for future land use will transfer with the sale.



HOME ESSENTIALS

Address: 70 Eagle Lane, Koraleigh **Price:** \$420,000
Description: 2 bedrooms, 2 bathrooms, 2 garage **Inspect:** By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



The Very Best Of Town And Country

53 Murray Street, Piangil, Vic

- A truly exceptional family home featuring five bedrooms plus a study, two bathrooms, three living zones and alfresco dining set on a sprawling corner allotment of some 1400m2 in the heart of a peaceful rural community, minutes from the Murray River
- Country character and charm blends seamlessly with a modern extension at the rear to create a magnificent lifestyle property on a grand scale
- The home has been meticulously renovated and the original period features faithfully preserved including the golden glow of timber floors with ornate high ceilings
- You are welcomed by a wide formal entry through French doors to a delightful lounge room with a cosy cast iron wood heater, with four bedrooms, all with built in robes, and a family bathroom and laundry at the front of the home
- The home then expands to a spectacularly spacious open plan kitchen, dining and casual sitting area, adjacent to a large family living space with a wall of glass sliding doors overlooking the cosmopolitan outdoor living area complete with timber decking
- The kitchen is something special with a full butler's pantry, separate walk-in pantry, island bench/breakfast bar, custom cabinetry including a glass display unit, 1200mm double electric oven with gas cooktop and teppanyaki plate, two Asko dishwashers and Caesarstone benchtops
- Take the stairs to an office/study and a parents retreat which includes a luxuriously large ensuite and walk-in robe
- Several split-system RCAC units and two solid fuel heaters, 7kw solar panels
- Off-street open parking for three vehicles is off Beveridge Street with an extra large double garage with remote door, an internal access door, clothesline and rear veranda
- The large back yard features expansive lawn areas, mature shade trees and at the very rear a vintage shed from a bygone era
- Approximately 44km to Swan Hill and 5km to Tooleybuc
- School bus services to all surrounding schools including Swan Hill
- Escape the hustle and bustle of urban life to a quieter, relaxed way of living

Price: \$675,000

Inspection by appointment



Agent Darren Scarce
M 0419 354 061
dscarce@brcagents.com.au



6 4 4 3.4ha

Luxury Family Oasis

36 Bombardieri Lane, Swan Hill, Vic

- Built for family and entertaining, this is resort style living at its finest
- This superbly presented property features a cleverly conceived design with two large pavilions which merge into one outstanding living space, four bathrooms, a study, two living zones and alfresco dining area, some 40 squares of living space
- Take your lifestyle up a notch with a 14m solar heated, salt chlorinated pool in a beautiful setting, complete with a Bali hut, timber sun deck and greenery
- As day turns to night, enjoy the view across to the large indoor/outdoor entertaining area complete with glass doors that open out to a veranda and alfresco area
- The property is connected to filtered water and also comes with one megalitre of high reliability irrigation water



Agent Darren Scarce
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4 3 3 1360m²

Central Classic

36 Splatt Street, Swan Hill, Vic

- An iconic Victorian home, beautifully restored, renovated and presented, superbly located in central Swan Hill.
- Take a trip down memory lane and experience the grandeur of "olde world" charm and elegance blended with modern function and convenience.
- Classic, authentic period features are all on show - 12' high ceilings, timber fretwork, polished timber floors, open fireplace, verandas and French doors.
- Four bedrooms, three bathrooms, three living areas, a gentleman's retreat, chef's kitchen with stone bench tops, dining area and a sauna.
- Fully ducted split system RCAC and the winter warmth of wood heating, 23 solar panels, 3 phase power.
- The residence is set deep on a huge 1360m2 allotment, with a paved circular driveway and three period style carports.
- Sensational garden surrounds and several outdoor entertaining options to relax and soak up the glorious views.
- A private, prestige property in a highly coveted central location.

Price: \$1,260,000

Inspection by appointment



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BLANK CANVAS WITH STRUCTURAL FOUNDATIONS

THIS unique 919sqm (approx.) allotment at 476 Campbell Street, Swan Hill presents an opportunity for buyers looking to renovate, rebuild or develop within an established Swan Hill location.

With significant groundwork already completed, the site offers much flexibility and future potential.

The existing front dwelling has been fully restumped and re-levelled with durable red gum stumps, creating a solid structural base for those looking to transform the current footprint into a personalised residence. Retaining the frame and roof, the property provides a versatile starting point for a range

HOME ESSENTIALS

Address: 476 Campbell Street, Swan Hill **Price:** \$395,000
Description: 919sqm land **Inspect:** By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

SENSATIONAL, CONVENIENT POSITION

THIS charming residence on an 872sqm (approx.) allotment at 436 Campbell Street, Swan Hill combines timeless character with exciting potential, offering a warm and inviting home with scope to further enhance or personalise over time.

High ceilings, decorative cornices and beautiful timber flooring create an immediate sense of charm throughout the light filled interiors.

The functional layout features multiple living zones, including a welcoming main living area centred around a fireplace, while the adjoining dining space connects to the well-appointed kitchen offering ample storage and bench space.

Accommodation is well proportioned, with the main bedroom featuring an adjoining dressing room or office, alongside a versatile third bedroom that could also serve as an additional living area or retreat.

The covered alfresco overlooks the spacious backyard complete with an above ground pool, multiple shedding options and drive through side access.

A 7kW solar system and Apricus solar hot water system further enhance the home's practicality and efficiency.



HOME ESSENTIALS

Address: 436 Campbell Street, Swan Hill **Description:** 3 bedrooms, 1 bathrooms, 4 garage **Price:** \$560,000 **Inspect:** By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



CONTEMPORARY COUNTRY LIVING

THIS modern three-year-old residence at 2882 Murray Valley Highway, Nyah offers space, style and country tranquillity on approximately 2.98 hectares and backs directly onto Nyah Vinifera Park.

Light-filled open-plan living is anchored by soaring ceilings and a feature timber wall, with a designer kitchen with stone benchtops, a large island, quality appliances and ample storage.

Four bedrooms include a private primary suite with walk-in robe and ensuite, complemented by well-appointed family bathroom facilities.

Double-glazed windows, double blinds, split system heating and cooling and ceiling fans ensure year-round comfort.

Outdoors, the property provides space

HOME ESSENTIALS

Address: 2882 Murray Valley Highway, Nyah **Price:** \$675,000
Description: 4 bedrooms, 2 bathrooms **Inspect:** By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



20 Wallowa Drive, SWAN HILL

FOR SALE



\$845,000

4 BED | 2 BATH | 2 CAR | 1 STUDY

Designed to an exceptional standard and finished with quality throughout, this impressive family residence offers the perfect balance of contemporary luxury, everyday functionality and outstanding entertaining on a 697sqm (approx.) allotment.

A thoughtfully designed floorplan provides four generous bedrooms, a dedicated study and multiple living areas, offering the flexibility modern families are searching for. The luxurious master suite is privately positioned at the front of the home, complete with a spacious walk-in robe and beautifully appointed ensuite, while the remaining bedrooms feature built-in robes and are serviced by a stunning central bathroom with freestanding bath and separate toilet.

The heart of the home is the designer kitchen, showcasing a waterfall Caesarstone island bench, 900mm electric oven, induction cooktop, expansive walk-in pantry and an abundance of storage.

OPEN FOR INSPECTION

Saturday, 8th August from 12-12:30pm



Scan to find out more information!

broad-realty.com.au



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DIRECTOR & LICENSED ESTATE AGENT

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Lilliana Goudie | 0439 229 869

SALES ASSOCIATE

lilliana@broad-realty.com.au

11 Redgum Street, SWAN HILL

FOR SALE



\$845,000

4 BED | 2 BATH | 2 CAR

Designed with quality, comfort and effortless entertaining in mind, this beautifully presented Cadd Construction residence delivers a refined family lifestyle with spacious proportions, premium finishes and an exceptional indoor-outdoor connection. Positioned on a private 700sqm (approx.) allotment, the home combines timeless design with thoughtful upgrades, creating an inviting environment ready to be enjoyed from day one.

Beyond its attractive façade, soaring 9' ceilings and an abundance of natural light enhance the generous proportions throughout, while expansive glass bi-fold doors seamlessly extend the main living zone to an impressive alfresco, creating the perfect setting for year-round entertaining. Completing the picture outdoors is a substantial rear yard with excellent access to a large shed, ideal for tradies, hobbyists or those requiring additional storage.

OPEN FOR INSPECTION

Saturday, 8th August from 12-12:30pm



Scan to find out more information!

broad-realty.com.au



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Lilliana Goudie | 0439 229 869

SALES ASSOCIATE

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Name	Map Ref	Campbell St.....D8	Elizabeth St.....D7	Hawdon Ct.....D6	McAlister Rd.....E5	Pascoe St.....D6	Squire Gr.....H9	Yvonne Cl.....C5
Acacia St.....E4	Cassia Way.....E4	Ellwood Ct.....C8	Hazel Ct.....D6	McBain St.....E6	Pental Island Rd.....G9	Staley Ct.....C8	Zaetta St.....C8	
Adams Rd.....C8	Cato Ct.....E6	Emma Ct.....F7	Heath La.....D5	McCallum St.....E6	Peppercorn Mews.....G6	Standen St.....D6	Parks and Reserves	
Albert St.....F8	Cedar Ct.....E7	Everingham St.....F8	High St.....D8	McCrae St.....E8	Phyland Ct.....C8	Stewart St.....E7	Adams Park.....C8	
Arnold St.....C8	Chaplin St.....F7	Eyre Ct.....D6	Hoare St.....F6	McDonald Ct.....C6	Pine La.....D4	Storer Ct.....F7	Alan Garden Reserve.....D7	
Arthur Ct.....D7	Chapman St.....C7	Feldtman La.....F4	Hocking Dr.....C5	McNeill Ct.....H9	Poole Blvd.....F7	Stradbroke Ave.....E7/D7	Apex Park.....E7	
Ashton St.....E6	Chisholm St.....E7	Ferguson Ct.....D7	Holland Ct.....D7	McPherson St.....D6	Pritchard St.....D7	Stringybark Dr.....E4	Art Gallery.....F9	
Bambrick Ct.....F7	Charlie Gray Close.....G6	Ford St.....D7	Holloway Gr.....D6	Mellor Gr.....C6	Purtons La.....D8	Sugarwood Ave.....D5	Barry Steggall Park.....D5	
Barnett St.....E7	Clark St.....C7	Foster St.....D6	Jager St.....D6	Merit Cr.....E4	Pye St.....D7	Swinton Ct.....F7	Basketball Stadium.....F8	
Barwick Ct.....E7	Cleeland Dr.....G8	Fountain Ct.....F7	Karinie St.....B6	Melis Ct.....C8	Queen St.....D8	Tea Tree Dr.....E4	Equestrian Reserve.....F4	
Bath St.....F9	Cobb Ct.....C7	Frazer St.....E6	Kennon Ct.....H9	Millco Cr.....D9	Quin Dr.....E5	Thurla St.....D7	George Lay Park.....D7	
Belah Mews	Cobham Ave.....G8	Freeman Ct.....E6	Kent Mews.....G8	Millco St.....D9	Railway Ave.....E9	Tobruk St.....F9	James Belsar Reserve.....D9	
(Swan Hill Village).....D4	Cockerell Ct.....E7	Fulford Ct.....F7	Mitchell St.....D9	Mitchell St.....D9	Ramsay Ct.....E6	Totem Way.....E4	Ken Harrison Sport	
Berrybank Dr.....C5	Cohn St.....C9	Fuchsia St.....D4	Kimberly Ave.....F9	Monash Dr.....F9	Randell St.....C7	Tower Ave.....D5	Complex.....F6	
Betts Ct.....D7	Cole Ct.....D6	Garden Ct.....G8	King St.....C8	Moona Ct.....D4	Rankin St.....F9	Tuff St.....E8	Netball Courts.....D8	
Beveridge St.....D8	Comb St.....C6	Garden Rd.....G8	Kurrie Ct.....F6	Mortoo St.....E6	Raymond St.....E6	Village Way.....E4	North Park Reserve.....D8	
Black Swan Drive	Connell St.....F9	Gaethan Dr.....C7	Landy Cres.....G6	Mulbar St.....C7	Redgum St.....E4	Wallace St.....E7	Pioneer Settlement.....F9	
(Swan Hill Village).....D4	Coobah St.....E4	George St.....C8	Ledwidge Ct.....E7	Mulga La.....D5	Richards Rd.....C6	Wanera St.....E7	Riverside Park.....E9	
Blake Ct.....G8	Coronation Av.....G7	Gerrand St.....D6	Legge St.....D6	Mundara St.....C7	Ritani Ct.....D4	Wattie St.....G8	Rotary Park.....D9/C9	
Bolden Ct.....G8	Curlewis St.....D9	Gillespie St.....F9	Lehan Ct.....C8	Mundie Av.....C7	River Oaks Dr.....H9	Weaver Dr.....E7	Showground.....D7	
Boldrewood Dr.....E6	Currie St.....D6	Gordon Ct.....D6	Lena Close.....D6	Murlong St.....D6	River Rd.....B9	Webster Dr.....C5	Skate Park.....D9	
Boobialla Dr.....E4	Cutri Dr.....F6	Goyno Cr.....F7	Lisa Ct.....F6	Murray Ct.....D7	Rutherford St.....E7	Werril St.....H7	Swimming Pool.....D9	
Boree Dr.....D4	Derham Dr.....D5	Graemer Dr.....D5	Livingston Ct.....E6	Murray Valley Hwy.....B7/G7	Saleyards Rd.....B7	White St.....E7	Tennis Courts.....F6	
Boys St.....E8	Dellar St.....E6	Gray St.....F7/E4	Lock Dr.....E6	Murrill Av.....C9	Saltbush Dr.....E4	Whittaker St.....G9	Tower Hill.....D4	
Box La.....E4	Domaille Cr.....F6	Green Ct.....F7	Logan St.....D6	Nalder Dr.....G8	Scarlet St.....D4	Wilkins Gr.....F7	Railway Station.....E9	
Brown St.....F7	Donnington St.....F7	Gregg St.....F9	Long St.....F9	Naretha St.....C9	Sea Lake-S/Hill Rd.....E4	Williams Rd.....C5	Tourist Information.....E9	
Bruton Gr.....D6	Douglas Av.....D6	Guardian Ct.....E6	Lynden St.....D7	Notting Rd.....C4	Sebastian Cl.....G8	Willick St.....E7	R.S.L.....E9	
Bryan St.....G9	Dowling St.....F6	Gummo St.....H9	Maddern Ct.....H9	Nowie St.....G8	Sellick St.....E7	Wilson St.....F9	Cemetery.....G8	
Buchan St.....E7	Drummond St.....D7	Heath La.....D5	Makepeace St.....E7	Nyah Rd.....C8	Senna Ct.....D7	Wannon Ct.....D7	Emergency Services	
Burke St.....F8	Dunstone St.....D7	Haig Ct.....F9	Manna St.....E4	Old St.....C7	(Swan Hill Village).....D4	Wood St.....E8	Fire Station.....D7	
Burton St.....F7	Dumosa Dr.....D4	Hakea St.....E4	Marks Ct.....F7	Palaroo St.....E9	Settlers Ct.....C6	Woolstons La.....C4	Hospital.....E8	
Butterworth St.....D6	Dundas La.....E4	Harrison Ct.....F7	Marraboer St.....F9	Parkside Dr.....E5	Shepherd Rd.....G5	Woorinen Rd.....C4	Police Station.....G9	
Byrnes St.....C7	Dwyer Ct.....E6	Harrods La.....H9	Mary St.....D8	Parkview Dr.....F7	Smith Ct.....F7	Yana St.....G6	S.E.S.....E5	
Cadell St.....C7	El Alamein Av.....F9	Hastings St.....D9	McAdam Ct.....D6	Parnee St.....C8	Splatt St.....D8	Yorrell Cl.....E4	Municipal Offices.....D8	